HomeTeam® INSPECTION SERVICE

HOME INSPECTION REPORT

Home. Safe. Home.

HomeTeam® INSPECTION SERVICE

CONVENIENT BOOKINGS | EFFICIENT & INSPECTIONS FAST REPORTS

WHAT IS A HOME INSPECTION?

The purpose of a home inspection is to visually examine the readily accessible systems and components of the home. The inspectors are not required to move personal property, materials or any other objects that may impede access or limit visibility. Items that are unsafe or not functioning, in the opinion of the inspector, will be described in accordance with the standards of practice by which inspectors abide.

WHAT DOES THIS REPORT MEAN TO YOU?

This inspection report is not intended as a guarantee, warranty or an insurance policy. Because your home is one of the largest investments you will ever make, use the information provided in this report and discuss the findings with your real estate agent and family to understand the current condition of the home.

OUR INSPECTIONS EXCEED THE HIGHEST INDUSTRY STANDARDS.

Because we use a team of inspectors, each an expert in his or her field, our inspections are performed with greater efficiency and more expertise and therefore exceed the highest industry standards. We are pleased to provide this detailed report as a service to you, our client.

WE BELIEVE IN YOUR DREAM OF HOME OWNERSHIP.

We want to help you get into your dream home. Therefore, we take great pride in assisting you with this decision making process. This is certainly a major achievement in your life. We are happy to be part of this important occasion and we appreciate the opportunity to help you realize your dream.

WE EXCEED YOUR EXPECTATIONS.

Buying your new home is a major decision. Much hinges on the current condition of the home you have chosen. That is why we have developed the HomeTeam Inspection Report. Backed by HomeTeam's experience with hundreds of thousands of home inspections over the years, the report in your hand has been uniquely designed to meet and exceed the expectations of today's homebuyers. We are proud to deliver this high-quality document for your peace of mind. If you have any questions while reviewing this report, please contact us immediately.

Thank you for allowing us the opportunity to serve you.

File Number: **XXXX**
Address of Inspection: **123 Sample Drive**

9250 Dunhill Court Colorado Springs, CO 80920
(719) 598-7633 Fax: (719) 522-1145

E-mail: swhitbeck@hometeam.com

HomeTeam® INSPECTION SERVICE

Friday, January 18, 2019

Bill Sample
123 Sample Drive
Colorado Springs
CO, 80905

Dear Bill,

On 1/18/2019 HomeTeam Inspection Service made a visual inspection of the property referenced above. Enclosed please find a written, narrative report of our findings in accordance with the terms of our Home Inspection Agreement. Although general maintenance items may have been addressed verbally at the time of the inspection, they may not be included in the enclosed report.

I trust the enclosed information is helpful and I hope you enjoy every aspect of your new home. If I can be of any assistance, please feel free to call me at the above telephone number.

Sincerely,

HomeTeam Inspection Service
Scott Whitbeck

ASHI CERTIFIED INSPECTOR

PREFACE:

This report is intended for the sole, confidential, and exclusive use and benefit of the Client(s) under a written HomeTeam Inspection Agreement. This report is not intended for the benefit of, and may not be relied upon by, any other party. The disclosure or distribution of this report to the current owner(s) of the property inspected or to any real estate agent will not make those persons intended beneficiaries of this report. The HomeTeam Inspection Service has no liability to any party (other than the HomeTeam client named above, for whom this report was expressly prepared) for any loss, damage or expense (including, without limitation, attorney fees) arising from any claim relating to this report.

A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection. We will not render an opinion as to the condition of any systems or components of the structure that are concealed by walls, floors, drywall, paneling, suspended ceiling tiles, insulation, carpeting, furniture or any other items stored in or on the property at the time of the inspection.

Because the person conducting your home inspection is not a licensed structural engineer or other professional whose license authorizes the rendering of an opinion as to the structural integrity of a building or its other component parts, you may be advised to seek professional opinion as to any defects or concerns mentioned in the report. If the age, condition or operation of any system, structure or component of the property is of a concern to you, it is recommended that a specialist in the respective field be consulted for a more technically exhaustive evaluation.

This home inspection report is not to be construed as an appraisal and may not be used as such for any purpose.

This inspection report includes a description of any material / major defects (*) noted during the inspection, along with any recommendation that certain experts be retained to determine the extent of the defects and any corrective action that should be taken. Any material defect that poses an unreasonable risk to people on the property will be conspicuously defined as such. Any recommendations made to consult with other specialists for further evaluation as a result of our findings should be completed prior to the conclusion of the inspection contingency period. The Client warrants they will read the entire Inspection Report when received and shall promptly contact HomeTeam regarding any questions or concerns the Client may have regarding the inspection or the Inspection Report.

* Material / Major Defect: A problem with a residential real property or any portion of it that would have a significant adverse impact on the value of the property or that involves an unreasonable risk to the people on the property. The fact that a structural element, system or subsystem is near, at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect.

* Safety / Health Concern: Any system or component of the home which (in the opinion of the home inspector) can or would potentially cause injury or health risks to the intended buyer.

The majority of home inspections are performed on pre-existing structures. The age of these structures vary from just a few years to over 99 years old. Building techniques have changed dramatically over the years. These changes give different neighborhoods their unique character, and affect a buyer's decision to purchase one home over another. Therefore, the age and method of construction will affect the individual character of a home.

We will not determine the cause of any condition or deficiency, determine future conditions that may occur including the failure of systems and components or consequential damage or components or determine the operating costs of systems or components. The home inspection is also not a 'code inspection'. **All homeowners should anticipate normal problems and expenses as a normal part of home ownership. Things will go wrong in a home, appliances will malfunction, and you will discover additional 'problems' over time; to expect otherwise is not realistic ... that is a guarantee we can provide you without hesitation.**

It is not uncommon to observe cracks or for cracks to occur in concrete slabs or exterior and interior walls. Cracks may be caused by curing of building materials, temperature variations and soil movement such as: settlement, uneven moisture content in the soil, shock waves, vibrations, etc. While cracks may not necessarily affect the structural integrity of a building, cracks should be monitored so that appropriate maintenance can be performed if movement continues at an abnormal rate. Proper foundation maintenance is key to the prevention of initial cracks or cracks enlarging. This includes, but not limited to proper watering, foundation drainage and removal of vegetation growth near the foundation.

Pictures that may be included in this inspection report are complimentary and to are to be considered as examples of the visible deficiencies or other components that may be present. If any item has a picture, it is not to be construed as more or less significant than items with no picture included.

A front view of the home

SUMMARY:

PLEASE READ THIS ENTIRE REPORT, FROM BEGINNING TO END, BEFORE THE HOME INSPECTION CONTINGENCY PERIOD IN YOUR CONTRACT WITH THE HOME OWNER EXPIRES. ONCE THE HOME INSPECTION CONTINGENCY PERIOD EXPIRES, YOU MAY NOT BE ABLE TO CANCEL YOUR PURCHASE CONTRACT BASED UPON THE RESULTS OF THIS OR ANY OTHER INSPECTION.

Recommended repairs and / or renovation of the structure, or any part of this structure, as well as issues / defects and / or safety issues listed in the report, may expose additional defects or needed upgrades that could affect your evaluation of the property. HomeTeam recommends that you act upon the the stated issues and recommendations during the negotiations timetable. A home inspection is not designed to eliminate all risk and cannot and should not be relied upon to discover all defects that are not disclosed by the sellers.

All homeowners should anticipate regular expenses as a normal part of home ownership. For that reason a home inspection should not be considered an insurance policy.

We strongly recommend that prior to closing, a check of Regional Building or Municipal records pertaining to this property be made to ensure that any and all necessary permits were obtained for recent repairs, upgrades modifications and additions. And that these permits were subsequently approved. This inspection does not include research on the property's permit history.

- **All areas of concern, issues, defects and safety items in this report or report summary are recommended to be further evaluated and repaired as needed by qualified contractors.**
- **Note: Clicking on any of the comments in the summary will take you to the section of this report where additional information, recommendations or pictures (if included) will be shown.**

Roof

1. **There were some areas of the roof shingles where hail or other damage was present.**
2. **Water damage was noted to the exterior roof soffit's and fascia around the garage roof. This condition appears to be related to an absence of a gutter system for the garage roof.**

Exterior

1. **There was a garage addition on the right side of the home. There was no permit found for this addition when a check of Regional Building permits were searched for this home.**
2. **There was a patio / room conversion on the rear of the home. There was no permit found for this patio conversion when a check of Regional Building permits were searched for this home.**

3. **The windows in the home were found to be in overall marginal to poor condition. Several of the windows either have deteriorated window frames, deteriorated inner guides, broken glass, broken locks, loss of vacuum seal between the window panes or are difficult to open, close or latch. These wooden windows are in probable need of replacement.**
4. **The older galvanized gutters throughout the home have rust (or loss of zinc coating) in the bottom of the gutters indicating leakage of the gutters is imminent.**
5. **The siding and trim throughout the exterior of the home were in overall marginal condition. There were several areas throughout the exterior where the siding and / or trim was deteriorating and scraping, repairs, caulking and paint to match are recommended.**

Garage

1. **The weather seal on the bottom of the garage door does not seal fully to the garage floor. This condition could allow for cold air, moisture or rodents to enter the garage if not replaced.**
2. **There was no dedicated power present of the garage door opener. The power for the garage door was being supplied by a common extension cord.**
3. **The rear exit garage door was noted to be water damaged or deteriorated on the bottom of the door indicating the need for probable replacement of the door. In addition this door does not close, latch and lock.**

Plumbing

1. **The drainage piping under the kitchen sink (right side) was noted to be leaking into the cabinet below when filled and then drained.**
2. **The hose bibb on the front of the home was noted to be damaged and was missing a control handle. Subsequently the hose bibb does not turn on and was unable to be tested.**
3. **There was no permit found for this water heater (2010) when Regional Building permits were searched for this home.**
4. **The 3/4 " drain line for the temperature and pressure (T&P) valve was noted to have been removed.**
5. **The water piping for the lawn sprinklers (on the exterior of the home) was noted to be broken and the water to the lawn sprinklers was subsequently shut off. The lawn sprinklers were unable to be tested or inspected.**
6. **There was one open or uncapped gas line in the basement (for the clothes dryer) which is recommended to be capped to prevent a possible gas leak.**
7. **The upstairs bathroom sink drains very slowly when filled and then drained.**
8. **The control valve for the basement shower is out of adjustment and does not divert hot and cold water properly.**

Electrical

1. **One of the white colored electrical wires (neutral) in the electrical panel was noted to have a burn mark at the time of inspection, indicating a possible electrical issue with the circuit.**
2. **There was no electrical power found for one of the electrical receptacles in the kitchen (right side of the kitchen sink).**
3. **A representative amount (10 or more) of the older, two prong electrical receptacles throughout the basement have been replaced with three prong receptacles without any regard to grounding. These three prong receptacles are subsequently not grounded.**
4. **The GFCI electrical receptacle in the basement bathroom was tested and found to be non functional.**
5. **A Federal Pacific brand electrical panel is in use in this home. This type of panel or system is older, may be considered past projected service life and has been known for some possible safety or performance issues.**
6. **The three way electrical switches (for the stairway light fixture) appear to be wired incorrect.**
7. **There was one open electrical splice or junction noted in the basement. Open splices or junctions can consist of wires joined together outside of a junction box, inadequate or unsafe wiring or wiring that is hanging loose or is unsecured.**
8. **The front exterior light fixture was noted to be loose from the wall and is recommended to be additionally secured.**

HVAC

1. **Although functional the furnace is older (over 30 years)and the remaining useful life is difficult to predict. It is recommended that the furnace be further evaluated, serviced and certified in good working condition.**

Appliances

1. **There was no functional or working water supply line found for the refrigerator, ice maker or water dispenser.**
2. **The oven door did not to close completely and is recommended to be adjusted, repaired or replaced.**

Interior

1. **The shower in the basement bathroom does not appear to have been installed properly as the shower pan is not sloped and standing water was observed in the pan.**

GENERAL DESCRIPTION

Throughout this report, the terms "right" and "left" are used to describe the home as viewed from the street. The term "major visual defect" is defined in the Home Inspection Agreement, the terms of which are incorporated into this report. HomeTeam inspects for major defects, evidence of structural failures and safety concerns only. The cosmetic condition of the paint, wall covering, carpeting, window coverings, etc., are typically not addressed. All conditions are reported as they existed at the time of the inspection. Routine maintenance and safety items are not within the scope of this inspection unless they appear to constitute major, visually observable defects as defined in the Home Inspection Agreement. The clients should realize that an inspection is not designed to prevent breakdowns, water leakage, malfunctions, and maintenance requirements of structural and mechanical components in and around the home. The clients can be assured that these issues will occur as a normal part of home ownership. As a home ages, increasing amounts of breakdowns and expenses should be anticipated. A regular checkup and maintenance routine, such as those provided through our website, will help to extend the longevity, appearance, and overall value of a home and its components. Although some maintenance and/or safety items may be disclosed, this report does not include all maintenance or safety items, and should not be relied upon for such items.

- **All items designated for inspection in the ASHI (American Society of Home Inspectors) Standards of Practice, which was present at the time of inspection, were inspected unless noted in this report.**

The inspected property consisted of a split level wood-framed structure with brick and hardboard type siding / cladding that was vacant at the time of the inspection.

Minor, exterior type caulking and maintenance, and painting are common on most homes and may be present but may or may not be specifically identified in this report.

The approximate temperature at the time of the inspection was 25 to 30 degrees Fahrenheit, and the weather was sunny and clear.

The utilities were on at the time of the inspection.

The buyers were present during the inspection.

The age of the home, as reported by the building permits was said to be 50 years old.

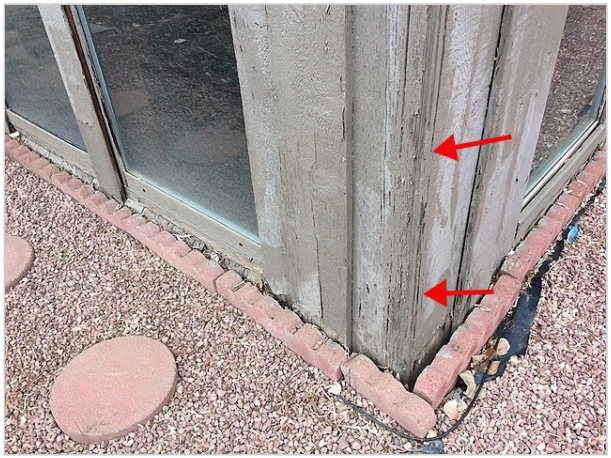
For intents and purposes this home is facing north.

There was a patio / room conversion on the rear of the home. There was no permit found for this patio conversion when a check of Regional Building permits were searched for this home. It is recommended that the seller obtain and final a permit for this conversion / addition to ensure that the patio conversion was constructed according to all Regional Building codes and standards.

A safety railing would be recommended for this stairway in the patio conversion.

Lack of adequate head room is a safety concern in the patio conversion.

The siding and trim throughout the exterior of the home were in overall marginal condition. There were several areas throughout the exterior where the siding and / or trim was deteriorating and repairs, caulking and paint to match are recommended.



LOT AND GRADE

The general grade around the home appeared to be mostly adequate to properly direct rain water away from the foundation.

Any system of grading or landscaping that creates positive drainage away from the foundation will help keep a basement or crawlspace dry. Soil level should be approximately 6" below the bottom sill plate should not touch wood surfaces. Flower beds, loose mulch areas, railroad ties and other landscape items close to the foundation may trap moisture and contribute to wet basements. To establish a positive grade, proper slope away from the house is 1" per foot for approximately 5 to 6 feet. Water of plants, shrubs or other landscaping along the sides of the home is not recommended. Additionally, the home inspection does not include evaluation of elements such as underground drainage systems, site lighting, irrigation systems, detached structures, fencing or privacy walls.

WALKWAYS AND PORCHES

There was a concrete walkway leading to a concrete covered porch in the front of the home.

There were no major visual defects observed in the walkway or the front entry way of the home.

Surface defects in walkways or porches develop (and progress with age) and are considered normal as long as they do not create a safety, tripping or falling hazard.

DRIVEWAY

There was an unpaved driveway in the front of the home which led to the attached garage.

Small cracking and minor wear of the driveway can be considered common due to expansive soils, low water table and / or ground movement. The driveway is usually not considered a part of the homes foundation or support structure.

GARAGE

The attached garage was designed for one car with access provided by one overhead-style door. The one Genie brand electric garage door opener was tested and found to be functional. The functionality of remote transmitters, keyless entry or other opening devices are not tested during the home inspection.

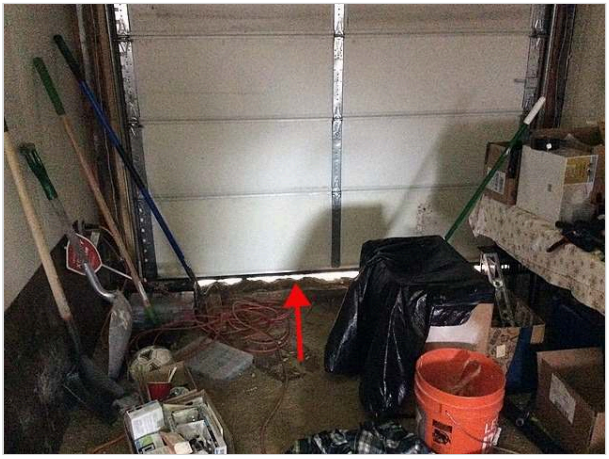
The automatic safety reverse on the garage door was tested and found to be functional. This type of testing is performed by industry standards by placing a flat 2x4 or 2-inch block on the floor under the door. If it does not reverse immediately after striking the wood, it requires too much force to reverse. The Consumer Product Safety Commission

also recommends testing the garage door opener reversing mechanism every month. If the reversing mechanism fails, the door opener should be disconnected until repairs have been performed.

There was a garage addition on the right side of the home. There was no permit found for this addition when a check of Regional Building permits were searched for this home. It is recommended that the seller obtain and final a permit to ensure that the addition was constructed according to all Regional Building codes and standards.

The garage floor is only constructed of carpeting over rock.

The weather seal on the bottom of the garage door does not seal fully to the garage floor. This condition could allow for cold air, moisture or rodents to enter the garage if not replaced.



Garage door does not seal fully to the floor.

There was no dedicated power present of the garage door opener. The power for the garage door was being supplied by a common extension cord. It is recommended that a qualified electrician install a dedicated electrical receptacle that is within reach of the door opener's power cord.

The garage door opener is only powered by a common extension cord.

The rear exit garage door was noted to be water damaged or deteriorated on the bottom of the door indicating the need for probable replacement of the door. In addition this door does not close, latch and lock.

The rear garage exit door is water damaged along the bottom.

And the door does not close, latch or lock.

ROOF STRUCTURE

The roof was a gable and flat design covered with asphalt, fiberglass composition shingles and roll type roofing over the garage.

There was one layer of coverings on the roof at the time of the inspection.

Observation of the roof surfaces and vent, transition flashing's were performed from roof level. For roofs that are too steeply pitched or otherwise too dangerous to access, these roofs were viewed or inspected from atop a ladder or by the use of a flying drone.

Sometimes our opinion of a roof may differ from that of the insurance adjuster or the roofer. This depends greatly on which company is providing insurance as well as who is evaluating it. Some insurance providers are more particular than others when it comes to evaluating and insuring a roof. One provider might find a roof unacceptable to their standards while another finds it within their guidelines. We are there to state the overall condition of the roof and the roof is not considered defective unless there are visible leaks and/or major damage or wear that indicate failure is imminent. Leaks in roofs often are not detected (or are difficult to detect) during a typical home inspection - especially if no rain falls during the examination. This visual roof inspection is not intended as a warranty or an estimate on the remaining life of the roof. The under-lament of any roof coverings or flashing's is not able to be viewed or inspected without removing the roof coverings or shingles, which is beyond the scope of a home inspection. Any roof metal,

especially the flashing and valleys, must be kept well painted with a paint specially formulated for this use. Cement tiles can only be viewed from a ladder (for fear of breaking the tiles), which will restrict the ability to fully inspect some areas of the roof. Roofs coverings should be checked in the spring and fall seasons for any missing shingles, damaged coverings and visible roof felt.

There were some areas of the roof where hail or other damage was present. It is recommended that a qualified roofer further evaluate the roof and that any recommendations for replacements or repairs to the roof shingles be completed.

Water damage was noted to the exterior roof soffit's and fascia around the garage roof. This condition appears to be related to an absence of a gutter system for the garage roof. Further evaluation and repairs as needed are recommended by a qualified contractor.

GUTTERS

The roof drainage system consisted of galvanized metal gutters and downspouts.

A properly functioning gutter and downspout system is one of the most important components of the roof and site drainage system and for diverting rain water away from the home and foundation. And for keeping basements and crawlspaces dry. Gutters and downspouts should receive routine maintenance and cleaning for proper roof drainage and to prevent any premature failure of the drainage system. A semiannual inspection of your gutters will prolong their life. Each spring and fall, clean the gutters and leaf traps of all debris. Place a hose into the downspout and check that the water runs freely.

The link below contains additional information regarding gutters, downspouts, proper roof drainage and maintenance;

http://www.homepreservation.com/blog/lspratt/04-08...

The older galvanized gutters throughout the home have rust (or loss of zinc coating) in the bottom of the gutters indicating leakage of the gutters is imminent. Further evaluation and repairs, replacements of the gutter system in this home is recommended by a qualified gutter contractor.

Rusted gutters were common throughout.

FOUNDATION

The foundation was constructed of steel reinforced concrete.

There were no major visual defects observed on the visible portions of the foundation.

All buildings experience some settlement. Settlement cracks most often occur within the first few years after construction as the soil under the structure contributes to the load of the structure. The minor cracks in this home did not appear to have any structural significance at the time of inspection but these cracks are recommended to be monitored for future movement. A single home inspection cannot determine whether movement of any homes foundation has ceased. Smaller, stress type cracking of a foundation is generally considered normal and should not be construed as indications of foundation movement unless these cracks continue to grow. Any larger, horizontal type cracks (if present) should be further evaluated or perhaps sealed with foundation type epoxy and then monitored for continued movement regularly. Foundations or crawlspace walls that are partially or fully covered with insulation are limited in viewing as the insulation is not disturbed or removed for inspection.

FLOOR STRUCTURE

The visible floor structure consisted of a plywood subfloor, supported by 2x8-inch wood joists spaced eighteen to twenty four inches on center.

There were no major visual defects observed in the visible portions of the floor structure.

BASEMENT (LOWER LEVEL)

The full basement was finished and contained the following mechanical systems: furnace and water heater.

It is recommended that the new buyer be familiar with the permit history of this home to ensure that any renovation work, (especially with basements) was done according to Regional Building standards and codes. Please note that it is not within the scope of this inspection to determine or to predict the amount or frequency of past or future water intrusion into the basement. Any area of a home that is below grade should anticipate some form of water intrusion at some point. Consult with a company specializing in water proofing and lot drainage if you require a guarantee of a 100 percent dry basement.

BASEMENT / SLAB ON GRADE

The basement, concrete slab was not fully visible at the time of the inspection because of stored items, personal effects,

carpet or other floor coverings. There were however, no indications of any moisture present near the foundation and along the foundation base.

There were no major visual defects observed on any of the visible portions of the slab.

The condition of any utilities within or under a slab-on-grade, such as plumbing, electrical or duct work, are not able to be viewed or inspected.

PLUMBING

The visible water supply lines throughout the home were found to be constructed of copper pipe. The water to the home was supplied by a public water supply. The visible waste lines consisted of copper and cast iron pipe. Homes built before 1975 are most likely constructed with cast iron, galvanized or even lead drainage piping that may need replacement at any time.

The home was connected to a public sewer.

All plumbing fixtures and appliances attached to available water and drains were operated and inspected for visible leaks. Any closed shut off valves or non connected fixtures or appliances were not operated or inspected. We would not be able to repair a leaking valve during the home inspection.

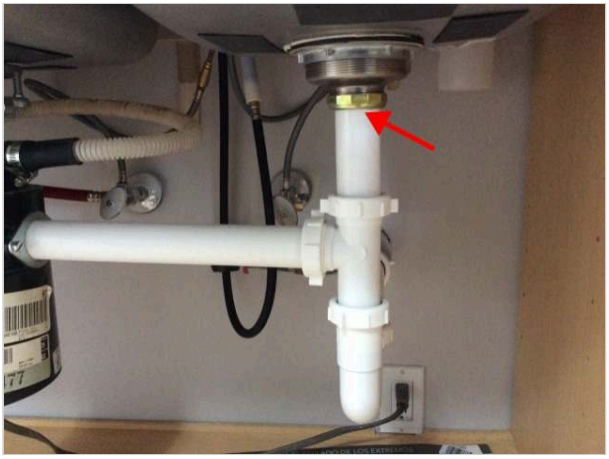
Water flow throughout the home was average. Water pressure was tested by a pressure gauge and found to be 50 to 60 pounds per square inch, which is considered normal water pressure to a home.

There were no major visual defects observed in the visible portions of the plumbing system.

Clients are advised to ask sellers about any and all past plumbing leaks as a standard procedure in purchasing a home. An inspection is not intended to uncover all issues that may or may not have been repaired and are not disclosed. Determining reasons and causes of water stains and repairs is often speculation without invasive testing being performed (which is not performed with a standard whole house inspection), and are not always revealed even with invasive testing. Therefore, being able to rely upon honest and full disclosure from the selling parties is a critical element of a home purchase transaction. The clients should ask the appropriate questions regarding all aspects of the selling parties' home issues, breakdowns, repairs, defects, and safety issues; and should expect complete and forthright responses. If this home was recently winterized or the main water to the home was recently turned on for this inspection, some plumbing leaks may not be able to be identified as these leaks may take some time to develop and were not evident or visible at the time of inspection. Lawn sprinkler systems (if present) are typically not included or tested in a home inspection as per ASHI (American Society of Home Inspectors) standards and it is recommended that the homes sprinkler system be winterized during the time period of October - May by a company who specializes in this type of work.

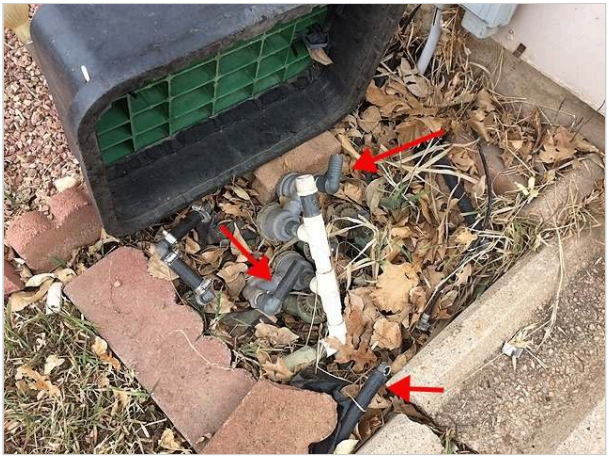
It is also recommended that the main sewer line be scoped to ensure that the main sewer line is free from tree roots, obstacles or dips or bellies in the pipe from poor installation or improper trench support. Repairs of the main sewer line can be very expensive and the condition of the main sewer line is not able to be viewed or determined during any home inspection.

The drainage piping under the kitchen sink (right side) was noted to be leaking into the cabinet below when filled and then drained. Repairs are recommended by a qualified plumber.



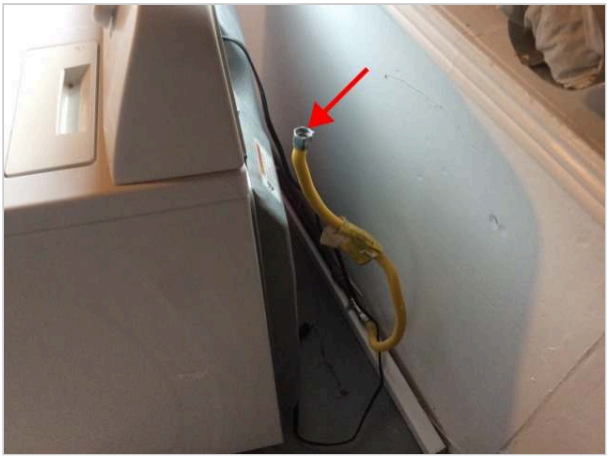
The hose bibb on the front of the home was noted to be damaged and was missing a control handle. Subsequently the hose bibb does not turn on and was unable to be tested. Further evaluation and repair or replacement of the hose bibb is recommended by a qualified plumber.

The water piping for the lawn sprinklers (on the exterior of the home) was noted to be broken and the water to the lawn sprinklers was subsequently shut off. The lawn sprinklers were unable to be tested or inspected.



Disconnected lawn sprinklers and piping.

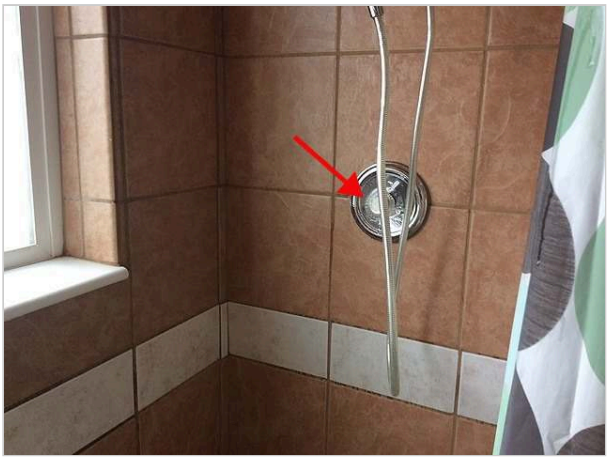
There was one open or uncapped gas line in the basement (for the clothes dryer) which is recommended to be capped to prevent a possible gas leak.



The upstairs bathroom sink drains very slowly when filled and then drained.

Sink drains slowly.

The control valve for the basement shower is out of adjustment and does not divert hot and cold water properly. Further evaluation and repairs are recommended by a qualified plumber.



Shower valve is out of adjustment.

WATER METER / WATER SHUT OFF VALVE

The water meter was located in the basement next to the water heater.

The main water shutoff valve for the home was also located in the basement next to the water heater. Every member of the family should know the location of the main shutoff valve so they can cut off the water in the event of a leak.

The photo below shows the location of the main water shut off valve for the home:

WATER HEATER

There was a 50 gallon capacity, natural gas water heater located in the basement.

The water heater was manufactured by General Electric.

Information on the water heater indicated that it was manufactured 9 years ago. A temperature and pressure relief valve (T & P) was present. Because of the lime build-up typical of T & P valves, we do not test or open them. An overflow leg / drain line for the T&P valve was present. It did not terminate close to the floor. For your safety and for proper function of the water heater, the T & P valve and an overflow leg should terminate close to the floor, exterior of the home or to a nearby floor drain.

The water heater was functional.

The water heater fired when called to do so from the thermostat. The flame was observed to be normal and there did not appear to be any combustible gas leaks present. There was an adequate venting system from the water heater to the exterior of the home.

A normal life expectancy of a gas fired or electric water heater is 12-20 years meaning that any water heater we inspect that is past this age should be considered a deferred cost item which will probably need to be replaced within the next 5 years. We recommend draining 5-10 gallons of water from the tank 2-3 times per year to expel rust and sediment and to help extend water heater life. In cases where the water heater is not turned on at the time of inspection, it is not possible for us to verify that hot water is present at all plumbing fixtures. Water heaters are also recommended to be set at an acceptable temperature to reduce scalding risk to children.

There was no permit found for this water heater (2010) when Regional Building permits were searched for this home. It is recommended that the seller of this home obtain a permit (to include final inspections) to ensure that the water heater has been installed safely and accepted according to their standards, requirements or codes.

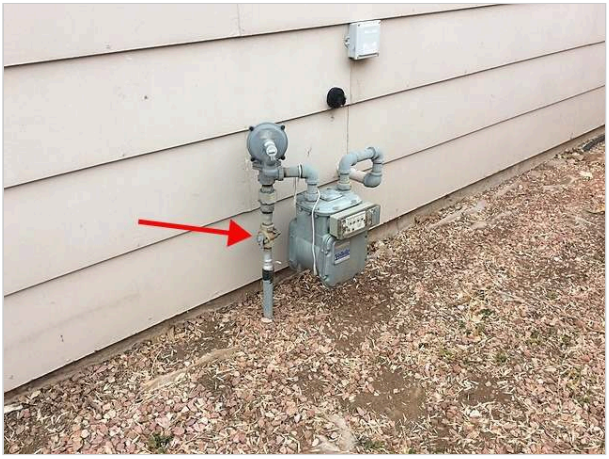
The 3/4 " drain line for the temperature and pressure (T&P) valve was noted to have been removed. It is recommended that this line be replaced as a safety concern by a qualified plumber.

GAS METER

The gas meter and whole house, gas shut off valve for the home were located on the left, exterior wall. Although no actual testing was performed to detect the presence of gas fumes, there was no noticeable odor of gas detected at the time of the inspection.

Gas Leak Alarms are recommended and are similar to a smoke or carbon monoxide detector. They can be installed independently of your alarm system or can be interconnected. The installation of a Gas Leak detector is very important in basements that contain Gas Line, Gas Furnaces, Gas Water Heaters. Natural and Propane Gas are heavier then Air so a Gas leak in your basement may result in the filling of your basement with toxic levels of gas. If you were to enter a room full of Natural or Propane Gas, breathing would be impaired. It is always a good idea to include a Gas Detector near a furnace or water heater if it is located anyplace within your home.

The photo below shows the location of the main gas shut off valve for the home:



ELECTRIC SERVICE

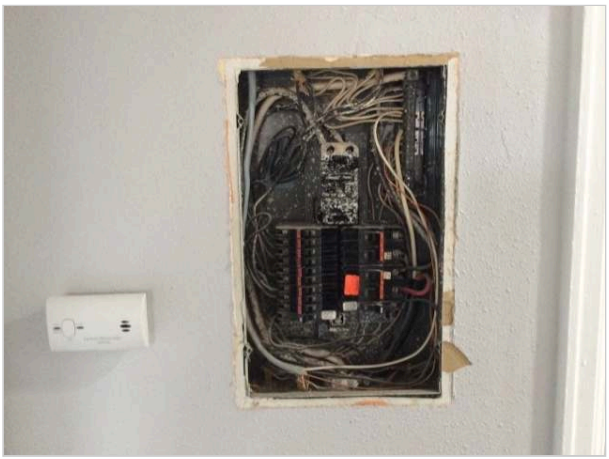
The overhead electric service wire entered the home on the rear, exterior wall.

The electric meter was located on the rear, exterior wall.

The service wire for the home entered a Federal Pacific service panel, located on the interior wall with a 100 amp and 120/240 volt rated capacity.

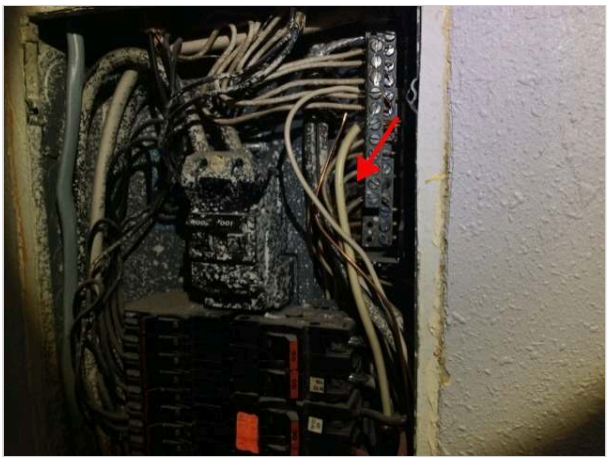
The branch circuits within the panel were constructed of copper wiring. These branch circuits and the circuit breaker to which they were attached appeared to be appropriately matched. The visible house wiring consisted primarily of the Romex type and appeared to be in fair to good condition.

The photo below shows the electrical panel with the cover removed for inspection of the house wiring, circuits and breakers:



A Federal Pacific brand electrical panel is in use in this home. This type of panel or system is older, may be considered past projected service life and has been known for some possible safety or performance issues. It is recommended that a qualified electrician further evaluate the panel and system.

One of the white colored electrical wires (neutral) in the electrical panel was noted to have a burn mark at the time of inspection, indicating a possible electrical issue with the circuit. Further evaluation and any necessary repairs are recommended by a qualified electrician.



SWITCHES, FIXTURES, RECEPTACLES

A representative number of installed lighting fixtures, switches, and receptacles located throughout the home were inspected and were found to be functional. The grounding and polarity of receptacles within six feet of plumbing fixtures, and those attached to ground fault circuit interrupters (GFCI), if present, were also tested. The ground-fault circuit-interrupter (GFCI) receptacle protects against electrical shock caused by a faulty appliance, or a worn cord or plug. It senses small changes in current flow and can shut off power in as little as 1/40 of a second. The GFCI receptacle may be wired to protect only itself (single location), or it can be wired to protect all receptacles, switches, and light fixtures from the GFCI "forward" to the end of the circuit (multiple locations).

There were some GFCI protected circuits located in the home which were tested and found to be functional.

There was no electrical power found for one of the electrical receptacles in the kitchen (right side of the kitchen sink). Further evaluation is recommended by a qualified electrician.

Electrical receptacle does not have power.

A representative amount (10 or more) of the older, two prong electrical receptacles throughout the basement have been replaced with three prong receptacles without any regard to grounding. These three prong receptacles are subsequently not grounded and are recommended to be properly grounded by a qualified electrician.

The GFCI electrical receptacle in the basement bathroom was tested and found to be non functional.

Non functional GFCI receptacle.

The three way electrical switches (for the stairway light fixture) appear to be wired incorrect. Further evaluation and repairs are recommended by a qualified electrician.

Three way switch for entry way light fixture is wired incorrectly.

There was one open electrical splice or junction noted in the basement. Open splices or junctions can consist of wires joined together outside of a junction box, inadequate or unsafe wiring or wiring that is hanging loose or is unsecured.

The front exterior light fixture was noted to be loose from the wall and is recommended to be additionally secured by a qualified electrician.

The front, exterior light fixture is loose from the wall.

The electrical service for the home (overall) appeared to be serviceable but may be considered outdated by today's standards.

Light fixtures without bulbs or apparent, expired bulbs are not dismantled for proof of proper wiring during a home inspection. Electrical receptacles that were hidden behind furniture, stored items, personal effects or appliances may have not have been able to be inspected for proof of proper wiring. Electrical receptacles are checked with a receptacle type (plug in) tester only for correct wiring but are not checked for the available current or load capacity of the circuit.

The link below provides some additional information and some FAQ's about home electrical systems:

http://www.thecircuitdetective.com/faq.htm#od

SMOKE ALARMS

There were smoke alarms found in the house and they were tested and found to be functional.

For safety reasons, the smoke alarms should be installed as needed and/or tested upon occupancy. If the property were to be constructed today, standards would require installation of detectors in each sleeping room and in the hallway

accessing each sleeping area. Multi story dwellings would require a detector on each level. Future installation of additional detectors at any unprotected location is suggested for increased fire safety. The built in test button when present only verifies proper battery, power, and/or horn function, but does not test the smoke sensor. We suggest that the units be tested with real or simulated smoke at move-in and that fresh batteries be installed as required and tested monthly as recommended by the Consumer Product Safety Commission. Otherwise, it is recommended that the client properly dispose of all inherited smoke detectors; and purchase and install new units for every appropriate location within the property. Testing units at the time of inspection, and typically at least one month prior to closing, would lead clients to a false sense of security and complacency regarding their safety. These units have a limited shelf life, so you should not entrust your safety to inherited units. You may also want to ask the local fire department to review your smoke alarm setup after you complete your initial replacements and testing.

CARBON MONOXIDE DETECTORS:

There were carbon monoxide detectors (s) found in the home at the time of inspection which were tested and appeared to be functional. These type of alarms are required within 15 feet of any sleeping area according to Colorado State safety law and are required by law to be installed by the seller prior to listing any home for sale.

WINDOWS AND DOORS

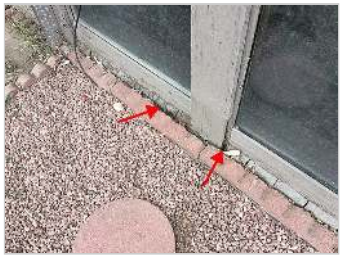
The primary windows were constructed of wood and aluminum clad, sliding style, with single pane and double pane glass. All exterior doors were operated and found to be functional. The exterior door locks are recommended to be changed or re-keyed upon occupancy.

A representative number of accessible windows and doors were operated and found to be functional. Windows that are covered by furniture or that were otherwise not visible or accessible were not inspected or tested. Possible problem areas may not be identified if the windows or doors have been recently painted, repaired or caulked. Maintaining of the exterior caulking of doors and windows is critical as these can waste an enormous amount of energy or water intrusion. Changing conditions such as temperature, humidity, lighting as well as external water spots and soiling can limit the ability to visually review windows for broken thermal or vacuum type seals. Therefore, conditions indicating a broken or compromised seal may not be apparent or visible at the time of the inspection. A broken seal causes a loss of vacuum or thermal seal between the panes and results in the loss (in some windows) of insulation value.

The windows in the home were found to be in overall marginal to poor condition. Several of the windows either have deteriorated window frames, deteriorated inner guides, broken glass, broken locks, loss of vacuum seal between the window panes or are difficult to open, close or latch. These wooden windows are in probable need of replacement.

Deteriorated window frame.

Deteriorated window frame.



Deteriorated window frame.

Broken glass on both glass doors (single pane now)

Deteriorated window guide and broken window in the patio addition.

Broken window in the patio addition.

Hole in the window in the kitchen.

Missing lock on bedroom window.

INTERIOR WALLS, FLOORS AND CEILINGS

The interior wall and ceiling surfaces were finished with drywall, texture and paint.

There were no major visual defects observed in the interior walls or ceilings.

Since the finished wall material and framing may be of different materials, they can expand and contract at different rates. As a result, it is common to see cracks on the finished surface especially around door and window openings and ceilings.These cracks are typically cosmetic in nature and generally have no structural significance. When a property is occupied at the time of inspection full visual or physical access to walls, floors, electrical receptacles or windows is limited due to the placement of furniture or personal belongings of the occupant. These items are not moved during the home inspection. We recommend that prior to closing (or during the walk through) the client examine any areas that were not visible or accessible at the time of inspection. Possible problem areas may not be identified if the interior wall and ceiling surfaces have been recently painted and textured. Window treatments, blinds, carpeting, paint, wallpaper and other finish treatments are not inspected as per ASHI standards.

The shower in the basement bathroom does not appear to have been installed properly as the shower pan is not sloped and standing water was observed in the pan. Further evaluation is recommended by a qualified contractor.

The shower pan slopes towards the wall instead of the drain.

APPLIANCES: OVEN

The Kenmore electric free standing oven with counter top range was inspected and did appear to be functional.

The accuracy of the clock, timers and settings on ovens are not tested (or available) and are not within the scope of this home inspection.

The oven door did not to close completely and is recommended to be adjusted, repaired or replaced by a qualified appliance company.

MICROWAVE

The Samsung brand microwave oven was inspected and did appear to be functional.

The heat settings, digital display and efficiency rating of the microwave are not able to be determined or included in the scope of this inspection.

REFRIGERATOR

The Kenmore brand refrigerator was inspected and did appear to be functional.

The temperature settings, electronic or digital components and ice maker, if present, are not within the scope of this home inspection.

There was no functional or working water supply line found for the refrigerator, ice maker or water dispenser.

DISHWASHER

The Hot Point brand dishwasher was observed through a complete cycle and did appear to be functional when set on the "wash" and "drain" cycle.

The dishwasher was in overall acceptable condition. The door seal was in good condition and the unit was free from leaks.

GARBAGE DISPOSER

The In-sinkerator brand garbage disposer was inspected and did appear to be functional.

CLOTHES WASHER / DRYER

The clothes washer and dryer were disconnected and could not be tested.

ATTIC STRUCTURE

The attic was accessed through a scuttle in the hallway.

The attic above the living space was insulated with loose fill cellulose insulation, approximately 4-inches in depth.

Ventilation throughout the attic was provided by gable and roof vents.

The roof structure consisted of two-inch by four-inch wood trusses spaced 24 inches on center and plywood sheathing.

Because of the configuration of the trusses and absence of any catwalk, which limited access, it was not possible to inspect all areas of the attic.

There was no moisture visible in the attic space. The attic appeared to be adequately ventilated.

There were no major visual defects observed in the attic or roof structure.

The absence of visible indications of moisture is not necessarily conclusive evidence that the roof is free from leaks. The only way to be sure a roof does not leak is to inspect the underside of the roof during a heavy rain or to perform other evasive type testing / sampling which is beyond the scope of this home inspection. Manufactured trusses (if applicable) are composed of wood members and metal gusset plates to connect them. They are not designed to be altered during their lifetime. During winter, an attic must have more ventilation than during summer because windows and doors are usually kept closed in cold weather. Unless water vapor, produced by the use of bathtubs, showers, and home appliances, is removed by adequate ventilation, it may soak and destroy insulation and perhaps even rot roof rafters. A properly ventilated attic can prolong the life of the roof, reduce leakage caused by ice dams (especially if attic insulation is also adequate), reduce cooling bills, and reduce moisture buildup in the attic and subsequently, rot. It is one of the best low-cost improvements you can make to a home.

Attached below are some photos taken of the attic and various attic components:




HVAC (Heating, Ventilation and Air Conditioning) SYSTEM

The heating, ventilation and air conditioning systems (if applicable) were inspected by your inspector. Annual maintenance of the heating and cooling equipment is essential for safe and efficient performance, which will maximize the system's useful life. The results of our visual and operational inspection of the heating and air conditioning system are described below. Periodic preventive maintenance is recommended to keep this unit in good working condition. Without removing the burners and inner furnace components to gain complete access, and with the limited viewing area of the heat ex-changer a thorough inspection of the inner heat ex-changer is not possible.This type of invasive testing can only be performed by a qualified HVAC contractor.

The home was heated by one Aire Ease natural gas forced air furnace, which appeared to be over 30 years old.

The unit was located in the basement of the home.

It has an approximate gross heating capacity of 130,000 BTUH.

The heating system was tested, inspected and was found to be functional.

Although functional the furnace is older (over 30 years)and the remaining useful life is difficult to predict. It is recommended that the furnace be further evaluated, serviced and certified in good working condition by a qualified HVAC contractor.

There will be normal temperature variations from room to room and level to level, most noticeable between levels when the furnace or air conditioning (if available) systems are in use.

The disposable filter was clean and is recommended to be replaced on a regular basis to maintain the efficiency of the system.

Most HVAC manufacturers recommend replacement / cleaning of air filters on a monthly basis when the system is in use. Dirty filters restrict the effectiveness of the system reducing overall service life expectancy of the equipment and overall air quality of the home.

The photo below shows the location of the furnace filter:

CONTROLS / THERMOSTATS

The control for the heating and air conditioning system (if applicable) was a 24 volt thermostat located on the kitchen wall of the home. The thermostat was manufactured by Honeywell and was found to be in good working order.

REASONABLE EXPECTATIONS REGARDING A PROFESSIONAL HOME INSPECTION:

There may come a time when you might discover something wrong with the house, and you may be disappointed with your home inspection. There are some things we'd like you to keep in mind.

Intermittent or concealed problems: Some problems can only be discovered by living in a house. They cannot be discovered during the few hours of a home inspection. For example, some shower stalls leak when people are in the shower, but do not leak when you simply turn on the tap. Some roofs and basements only leak when specific conditions exist. Some problems will only be discovered when carpets are lifted, furniture is moved or finishes are removed.

No clues: These problems may have existed at the time of the inspection, but there were no clues as to their existence. Our inspections are based on the past performance of the house. If there are no clues of a past problem, it is unfair to assume we should foresee a future problem.

We always miss some minor things: Some say we are inconsistent because our reports identify some minor problems but not others. The minor problems that are identified were discovered while looking for more significant problems. We note them simply as a courtesy. The intent of the inspection is not to find the $20 problems; it is to find the $1000 problems. These are the things that affect people's decisions to purchase.

Contractor's advice: A common source of dissatisfaction with home inspectors comes from comments made by contractors. Contractors' opinions often differ from ours. Don't be surprised when three roofers all say the roof needs replacement, when we said that the roof would last a few more years with some minor repairs.

"Last man in" theory: While our advice represents the most prudent thing to do, many contractors are reluctant to undertake these repairs. This is because of the "last man in" theory. The contractor fears that if he is the last person to work on the roof, he will get blamed if the roof leaks, regardless of whether or not the roof leak is his fault. Consequently, he won't want to do a minor repair with high liability, when he could re-roof the entire house for more money and reduce the likelihood of a callback. This is understandable.

Most recent advice is best: There is more to the "last man in" theory. It suggests that it is human nature for homeowners to believe the last bit of expert advice they receive, even if it is contrary to previous advice. As home inspectors, we unfortunately find ourselves in the position of "first man in" and consequently it is our advice that is often disbelieved.

Why didn't we see it?: Contractors may say, "I can't believe you had this house inspected, and they didn't find this problem." There are several reasons for these apparent oversights:

- **Conditions during inspection:** It is difficult for homeowners to remember the circumstances in the house at the time of the inspection. Homeowners seldom remember that it was snowing, there was storage everywhere or that the furnace could not be turned on because the air conditioning was operating, etc. It's impossible for contractors to know what the circumstances were when the inspection was performed.
- **This wisdom of hindsight:** When the problem manifests itself, it is very easy to have 20/20 hindsight. Anybody can say that the basement is wet when there is 2" of water on the floor. Predicting the problem is a different story.
- **A long look;** If we spent half an hour under the kitchen sink or 45 minutes disassembling the furnace, we'd find more problems, too. Unfortunately, the inspection would take several days and would cost considerably more.
- **We're generalists:** We are generalists; we are not specialists. The heating contractor may indeed have more heating expertise than we do. This is because we are expected to have heating expertise and plumbing expertise, structural expertise, electrical expertise, etc.
- **An invasive look:** Problems often become apparent when carpets or plaster are removed, when fixtures or cabinets are pulled out, and so on. A home inspection is a visual examination. We don't perform invasive or destructive tests.

Not insurance: In conclusion, a home inspection is designed to better your odds. It is not designed to eliminate all risk. For that reason, a home inspection should not be considered an insurance policy. The premium that an insurance company would have to charge for a policy with no deductible, no limit and an indefinite policy period would be considerably more than the fee we charge. It would also not include the value added by the inspection.
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